



**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE

105 NEWSOM STREET, DURHAM, NC

Newsom Street Executive Suites

Multiple Spaces Available for Lease

Matthew Morton

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Property Overview

Office suites available within an established medical and professional community in Durham. Offering first-floor access and a range of suite configurations, these well-maintained spaces feature reception and waiting areas, private offices or treatment rooms, and collaborative workspaces designed to accommodate a variety of users.

Ideal for medical, wellness, and healthcare-related practices—including mental health providers, holistic health practitioners, massage therapists, and chiropractors—as well as professional service firms seeking a convenient and professional environment. Accessible features and ample shared parking provide added convenience for both clients and staff.

Strategically located with easy access to I-85, Duke medical facilities, and an abundance of nearby shopping and dining options, this property offers excellent accessibility, visibility, and functionality for growing businesses.

ADDRESS	105 Newsom Street, Durham, NC 27704
AVAILABLE SUITES	104, 105
RENTABLE SQUARE FOOTAGE	Suite 104: ±692 SF Suite 105: ±1,585 SF
MONTHLY RENT	Suite 104: \$1,215/Month Suite 105: \$2,650/Month
TENANT RESPONSIBILITIES	Power, Janitorial, and WIFI
ZONING	OI (Office Industrial)
PROPERTY TYPE	Professional Office Center
BEST USE	Medical office, Professional Office

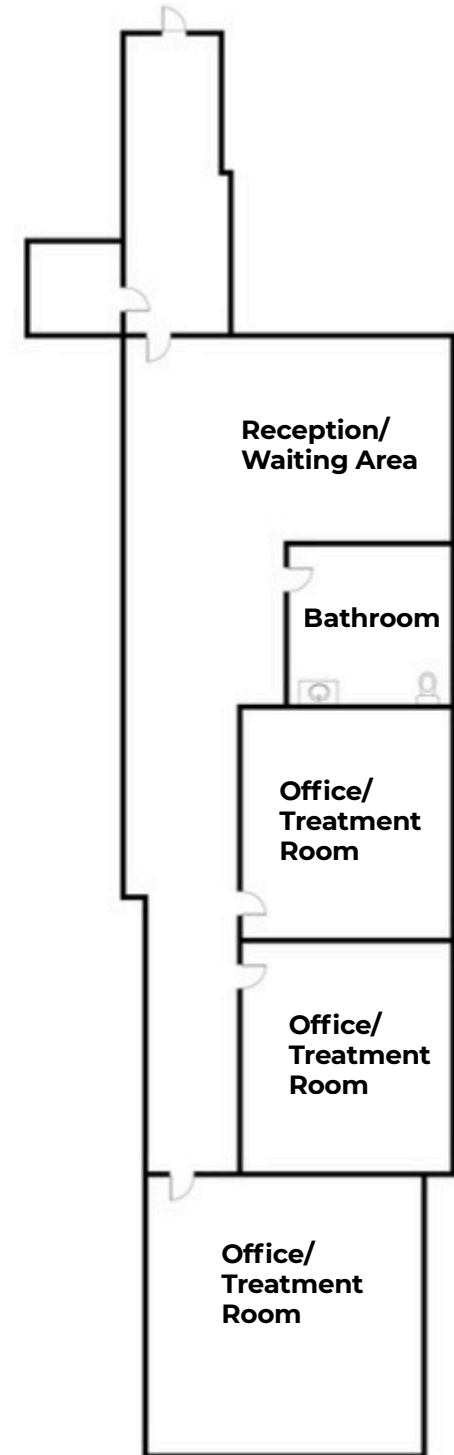
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SUITE 104

±692 SF

\$1,215/MONTH
+ POWER, JANITORIAL, AND WIFI

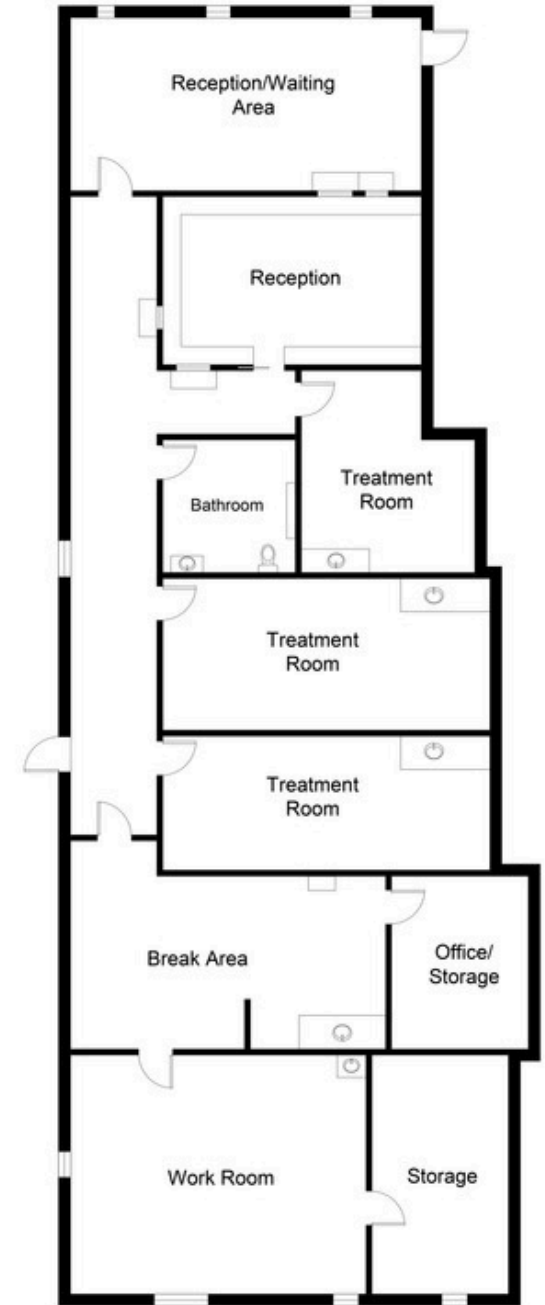




SUITE 105

± 1,585 SF

\$2,650/MONTH
+ POWER, JANITORIAL, AND WIFI



*NOT DRAWN TO SCALE





DukeHealth

CVS pharmacy
Oak St. Health

PNC

E CARVER STREET
13,300 VDP

Panera BREAD
AT&T
CHIPOTLE MEXICAN GRILL

Freddy's STEAKBURGERS

SUBJECT

ZAXBYS
GOODBERRY'S FROZEN GUSTARD

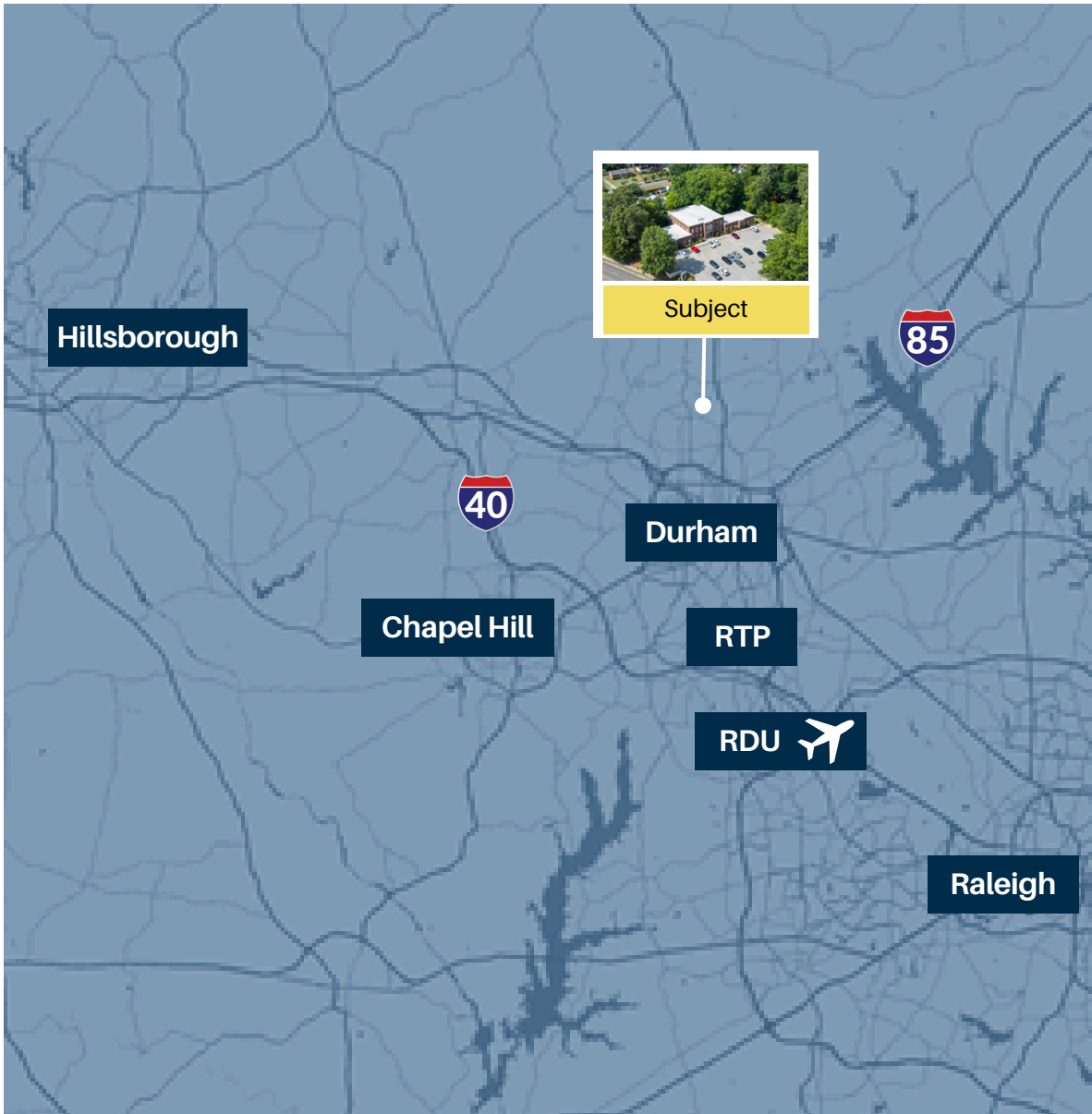
ROXBORO STREET
18,500 VDP

Davita Kidney Care

Chick-fil-A

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Drive Times

The subject's proximity to I-85 and I-40 provides direct connectivity to major cities across the Triangle and Triad, including Durham, Raleigh, Greensboro, and Chapel Hill.

24 min.
Chapel Hill
UNC Hospital

10 min.
Downtown Durham

2 min.
Duke Regional
Hospital

35 min.
Raleigh

12 min.
Duke University
Hospital

18 min.
Hillsborough



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Contact Us

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